

LOT 79
IN OR 2157/402
HAMPTON LAKES #2 PBK 8/165

PARKER BRENT C & CYNTHIA E
85002 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0079-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4085.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,927	100	2,927	377,733
FGR	746	55	410	52,911
FOP	196	30	59	7,614
FOP	256	30	77	9,937
FST	15	55	8	1,033
TOTALS	4,140		3,481	449,226

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,481	105.8920	132.36	460,745	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018 Heated Area: 2927 HX Base Yr 2018											
85002 MAJESTIC WALK BLVD, FERNANDINA BEACH											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	06/13/2023	
				INC DATE					AG DATE	MLU	

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE						449,226			
TOTAL MARKET OB/XF VALUE						62,927			
TOTAL LAND VALUE - MARKET						75,000			
TOTAL MARKET VALUE						587,153			
SOH/AGL Deduction						205,667			
ASSESSED VALUE						381,486			
TOTAL EXEMPTION VALUE						HX HB 50,000			
BASE TAXABLE VALUE						331,486			
TOTAL JUST VALUE						587,153			
NCON VALUE						0			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						568,139			